INVESTMENT SITE · SALE

Nowa Sól / ul. Przemysłowa

municipality Nowa Sól · Powiat nowosolski · voivodeship Lubuskie

The offer below comes from the portal industrialpoland.com





AREA

1.00 ha

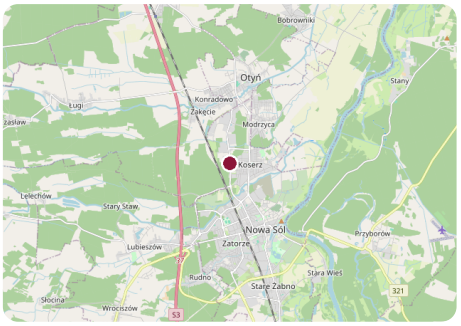
Area	**10,000 m²**
Sale price	**To be agreed**
Owner	**External offer**
State aid	**40-60% of eligible costs**

Current offer, all photos and a map with Geoportal layers
kssse.pl/en/investment-sites/nowa-sol-ul-przemyslowa

LOCATION



GUGiK orthophotomap with the site outline



Surroundings · © OpenStreetMap

Voivodeship	Lubuskie
County	Powiat nowosolski
Municipality	Nowa Sól
Coordinates	51.82170, 15.70026

SITE DESCRIPTION

Mixed service and production development areas, marked on the drawing with the symbol “UC,P”,

The “UC,P” service areas comprise planned development with a service function, with a built-up (cubic) floor area of up to 70% of the area of the plan's land unit. Any nuisance arising from the service function must be confined to the boundaries of the plan's land unit, with access and parking provided. The following are permitted in the area: landscaped greenery, technical infrastructure facilities and production activity in industrial buildings.

b) maximum height of buildings for the area marked with the symbol: – “2UC,P” 15.0 m, measured from ground level to ridge level.

UTILITIES AND INFRASTRUCTURE

✓ **Electricity** ✓ **Water** ✓ **Gas** ✓ **Sewerage** ✓ **Fibre optic** ✓ **Road access for HGVs**

STATE AID

An investment on this site may receive a support decision under the Polish Investment Zone. The aid takes the form of a corporate or personal income tax exemption (CIT or PIT), which the company uses for the validity period of the decision (14 years), up to the maximum aid amount, i.e. a specified percentage of eligible costs. Values for the municipality of Nowa Sól:

Company size	Aid Intensity	Minimum investment outlay - new plant	Minimum investment outlay - expansion of an existing plant
Large	**40%**	10,000,000 zł	5,000,000 zł
Medium	**50%**	1,000,000 zł	500,000 zł
Small	**60%**	500,000 zł	250,000 zł
Micro	**60%**	200,000 zł	100,000 zł

BPO services: minimum investment outlay as for a small company. The project must also meet the qualitative criteria - at least 5 points.

CONNECTION CAPACITY

Nearest main power supply points (GPZ) and the capacity the operator can still connect for customers:

GPZ Nowa Sól Graniczna · 0.3 km from the site	**21.7 MW**
GPZ Nowa Sól Południe · 3.3 km from the site	**28.7 MW**
GPZ Kożuchów · 11.9 km from the site	**37.2 MW**

Source: ENEA Operator, as at 23.11.2026. Connection enquiries: dostepnemoceodzielonagora@operator.enea.pl. Indicative data; the connection conditions issued by the operator are binding.

LOCATION ANALYSIS

Cadastral plots	including plots no. 63, 62/5, 62/6, cadastral precinct 6, municipality Nowa Sól (miasto) Identifier: 080401_1.0006.62/5
Local zoning plan (MPZP)	No information about the plan in the national GUGiK register The municipality may not have made the plan available; check with the municipal office
Municipal general plan	3SP - commercial zone max. height 15 m, development up to 70%, intensity up to 1.5, min. 20% biologically active area
Municipal general plan	2SK - transport zone max. height 5 m, development up to -%, intensity up to -, min. -% biologically active area
Land classes	No agricultural land of the highest classes (I-III) Designations: RVI, dr
Nature conservation	Outside Natura 2000 areas and other forms of protection
Flood risk	Outside the flood risk areas on the Wody Polskie maps The maps cover rivers included in the Wody Polskie analysis
Utilities	Nearby (within approx. 100 m) networks: water supply, sewerage, gas, electricity, telecommunications Indicative data from the utility network register (GESUT)
Energy	HV substation/GPZ 270 m (Stacja elektroenergetyczna Nowa Sól Graniczna 110/20/15 kV); 110 kV (Braniborska–Graniczna) line 220 m Straight-line distances from the centre of the site
Logistics	road junction 3.5 km (Nowa Sól Zachód); railway siding 2.1 km; railway line 420 m Straight-line distances from the centre of the site

As at 25 November 2026 · site checked at 13 points. Indicative information based on data from GUGiK, GDOŚ, Wody Polskie and OpenStreetMap. It does not replace an extract from the zoning plan or a legal analysis.

CONTACT REGARDING THE SITE

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Site page	kssse.pl/en/investment-sites/nowa-sol-ul-przemyslowa

This fact sheet is for information purposes only and does not constitute an offer within the meaning of the Civil Code. Current data is available on the site page.